

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Courtland Subdivision		
	Case Number S-22-14		
	Transaction Number 540505		
OWNER	Name 1335 Courtland LLC		
	Address 310 Heck St		City Raleigh
	State NC	Zip Code 27601	Phone 919-398-3927
CONTACT	Name Jason Meadows		Firm John A. Edwards & Company
	Address 333 Wade Ave		City Raleigh
	State NC	Zip Code 27605	Phone 919-828-4428
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
As per Section 8.3.B.6 of UDO, a Design Adjustment from the Public Works Director is being requested in regards to the Block Perimeter standards. This being due to the surrounding site constraints, specifically the Railroad Right of Way and active rail to the rear, which makes a road connection infeasible.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

3/20/18
Date

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Per 8.3.2.B.6, the Public Works Director may waive block perimeter requirement due to existing railroad lines.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
There are no proposed improvements will effect subject property.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment will not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any lots without direct street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- Yes, requested design adjustment is deemed reasonable due to adjoining use of existing railroad lines.**

Article 8.4, New Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
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- A. The requested design adjustment meets the intent of this Article;

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. The requested design adjustment does not increase congestion or compromise safety;

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. The requested design adjustment does not increase congestion or compromise safety;

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Raleigh Street Design Manual

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. The requested design adjustment does not increase congestion or compromise safety;

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



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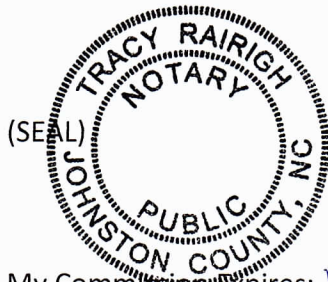
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Johnston

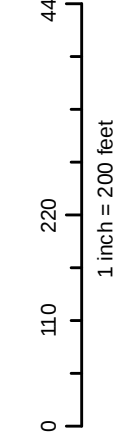
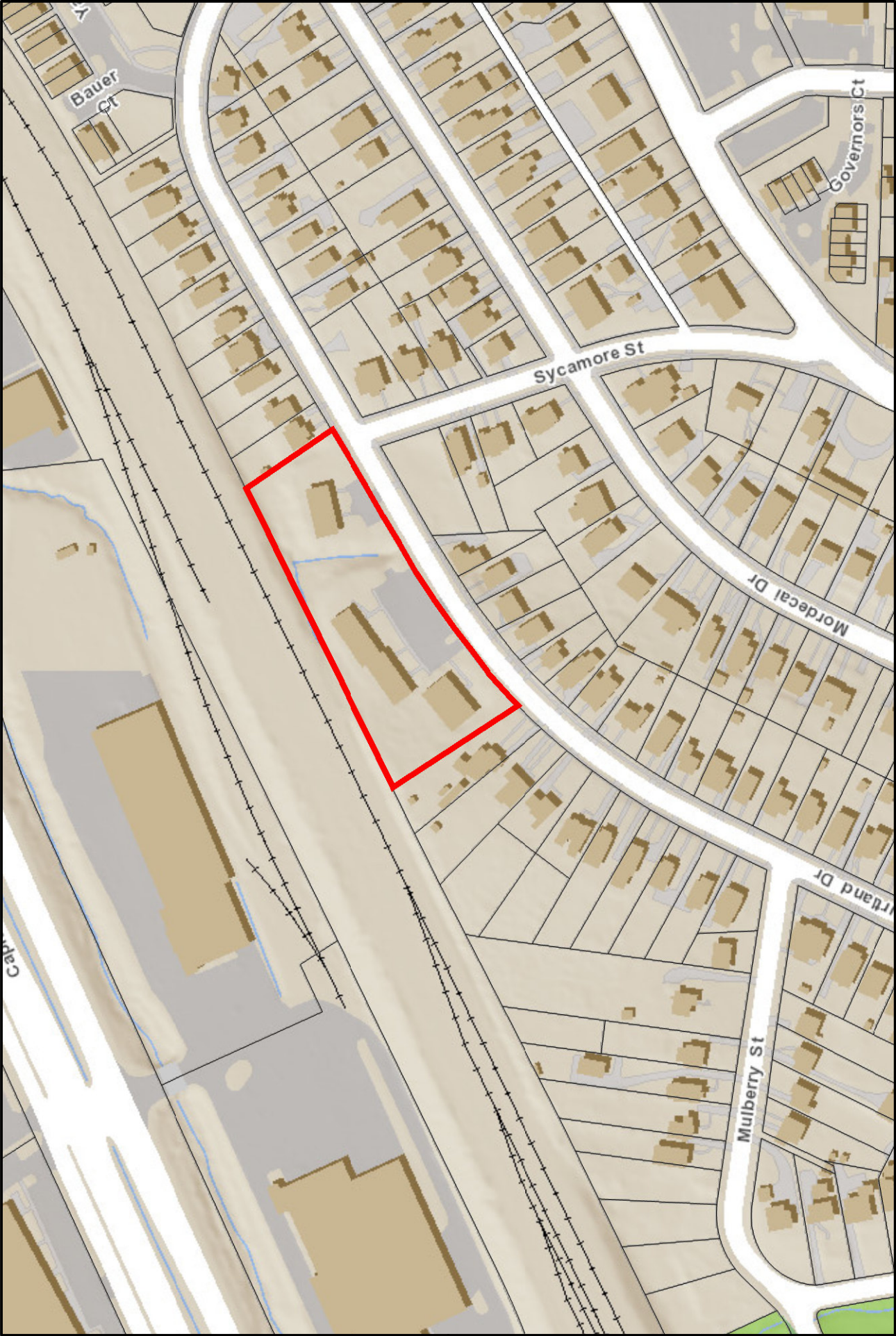
I, Tracy Rairigh, a Notary Public do hereby certify that
Jason Meadows personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 20 day of March, 2018



Notary Public Tracy Rairigh

My Commission Expires: May 23, 2018



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